**CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY**

**Regular Meeting Minutes**

**December 19, 2023**

The meeting was called to order by the Chairman at 5:30 p.m. with the pledge of allegiance and stating the following: This meeting is being held in compliance with the Open Public Meeting Act. Advance notice of this meeting was given by way of the annual notice which was filed with the Carneys Point Township Clerk, forwarded to the South Jersey Times and was posted on the bulletin board in the lobby of the Carneys Point Township Municipal Building.

The pledge of allegiance was recited.

**Roll Call**

Present: Mr. Basile, Mr. Brown, Mr. Newton, Mr. Bomba

Via Phone or Internet: Dr. Racite

Absent:

Others Present: Mr. Telsey, Mr. Biermann, Mr. O’Donnell, Mr. Cooksey, Mr. Chapman (new Project

Manager), Mrs. Willis, Mrs. Zee, Mr. Kevin Webb (Langan), Mr. Clint Allen (Archer

Griner)

Others Via Phone or Internet: Mr. Testa

**Opening – Section 1**

1. Motion to accept all properly audited vouchers. Motion Mr Newton, 2nd Mr Bomba.

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Mr. Basile, Dr. Racite

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Motion to accept Regular Session minutes from the November 21, 2023 Regular Meeting. Motion Mr Bomba, 2nd Mr. Newton.

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Old Business – Section 2**

1. **Special Report from Mr. Joe DiNicola, Attorney for Multani - Deepwater Diner.**

Mr. DiNicola was a no show.

Mr. Telsey informed the Board he sent an email to Mr. DiNicola on December 4, 2023 reminding him the deadline to finish the project is January 4, 2024 in accordance with the MOU giving 160 days to complete the project. No response received from Mr. DiNicola. Discussion ensued on options CPTSA could pursue. Mr. Telsey will send a letter to Mr. DiNicola outlining the calculated fines as of date of letter. Tenants will be notified as well.

1. D2 Harding Highway, LLC Sanitary Sewer Review No. 3, recommendation for Bond Estimate & Escrow Fee by Sickels. Performance Bond in the amount of $505,356.00 and Escrow Fee in the amount of $26,956.50. **(CPSA 1038)**

**Resolution 2023-64** Resolution Approving Proposed Sanitary Sewer Infrastructure Improvements and Establishing Performance Bon and Escrow Fee Amounts. Motion Mr. Basile, 2nd Mr. Newton

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-1

**Correspondence – Section 3**

1. Copy of Bonding Reduction Request Letter from Marathon Engineering & Environmental Services on behalf of Exeter 25 Golfwood Land, LLC **(CPSA 1027).** Mr. O’Donnell will be issuing a recommendation on this shortly following review.

**New Business – Section 4**

1. **Resolution 2023-63** Resolution Approving Developers Agreement, CP Land North Urban Renewal, LLC **(CPSA 1044)**, CP Land South Urban Renewal, LLC **(CPSA 1043),** and RG Carneys Point Urban Renewal, LLC, **(CPSA 1030.** Mr. O’Donnell said this was an agreement between the developers saying they were going to complete the improvements subject to the Authority’s inspection. Mr. Telsey reviewed the document andapproved**.** No discussion.Motion Mr. Bomba, 2nd Mr. Newton

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. CP Land North, LLC **(CPSA 1044)** Proposed Amendment to the Lower Delaware Water Quality Management Plan. Mr Clint Allen from Archer and Griner explained this was for tracks of land outside the WQM plan. This would amend the plan to make all of the “Kelly Farm” to be in the Sewer Service Area. Mr. Kevin Webb from Langan elaborated. Discussion ensued.

**Resolution 2023-65** Resolution Authorizing Consent to the Lower Delaware WQM Plan Amendment. Motion Mr. Bomba, 2nd Mr. Newton

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

1. Notice of Violations from the EPA of failure to comply with the conditions and limitations of its NJ Pollutant Discharge Elimination System Permit and a copy of the Compliance Inspection Report. Mr. Brown signed and acknowledged. Mr. Cooksey responded and provided a copy of his response.

**Reports**

1. **Mr. Telsey Section 5 –** Informed Board Mr. Clint Allen of Archer and Griner needs a Permit signed by the Chairman regarding the road opening for the 40/48 Forcemain for the state and the county. The project developer is responsible for costs. Motion for Chairman to sign subject to Sickels review and approval of plan. Motion Mr. Newton, 2nd Mr. Bomba.

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Reported on the Eminent Domain matter. The attorney previously representing Johnson and Jordan has retired. The new attorney is working with our Eminent Domain attorney and the issue should be resolved soon. Discussion ensued.

1. **Mr. Biermann/Mr. O’Donnell** **Section 6 –**

Reported on 40/48 Forcemain Project and meeting held with USDA on 12/13/23 concerning funding. Submitted scope revision. Mr. Testa commented on the effect to the upcoming budget. Discussion ensued.

Gave an update on the PG/CP Connection. NJDEP is requiring CPTSA to enter into an Administrative Consent Order that is currently being drafted. Also require a NJPDES permit application that includes a future phase for the plant expansion project. Discussion ensued.

1. **Mr. Cooksey Section 7 –**

Discussed recent flooding due to excessive rain, no issues with the plant flow.

1. **Mrs. Zee Section 8 -** Revenue and Operating Expense results for November 2023 were:

Revenue: $199,651.32 Operating Expenses: $144,567.02

2,231 4th &1st quarter bills were mailed out on 11/27/23 at a cost of $1,405.53. Anticipated

revenue is $890,934.00.

Informed Board the interest rates for Fulton Bank were correct as listed on the Cash

Management Report following confirmation with the bank. Listing with accounts and interest

rates provided in binders. Dr. Racite asked Mr. Testa about options on investing in higher

interest bearing accounts. Mr. Basile requested this be an action item on the agenda.

**Mrs. Willis** **Section 8** – Lease contract renewal with Associated Imaging Solutions, Inc. AIS

will provide an updated copy machine, more copies in base contract, no increase in monthly

cost over the 48 months, and a refund on charges from the previous year.

Mr. Brown asked about computer security and JIF requirements. Discussion ensued.

1. **Mr. Testa Section 9–**

Working on the 2024 budget. Working with Sickels on costs of projects. i.e. Mapping and Rules/Regs need to be under Operating, not Capital Projects. Has concerns on funding for projects. Mr. Brown explained Connection fees and developer Capital Contributions will offset Capital Projects costs. Discussion ensued.

**Public Session Section- 10**

Motion to go into Public Session Mr. Basile, 2nd Mr. Bomba

RECORDED VOTE: Aye: Mr. Brown, Mr. Newton, Mr. Bomba, Dr. Racite,

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

Mr. Mike Chapman drafted letter to be sent to residents regarding the Lafayette Road Sanitary Sewer Project and how the move of the Wastewater Collection System will affect their properties. South State will begin project in early January 2024. Mr Telsey approved the letter to the residents. Questions if this should come from South State not CPTSA. Discussion ensued.

Motion to close Public Session Mr. Bomba, 2nd Mr. Basile

RECORDED VOTE : Aye: Mr. Brown, Mr. Newton,

Mr. Bomba, Dr. Racite, Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0

**Closed Session - Section 11 – N/A**

**Other Business – Section 12**

Dr. Racite reiterated the need to hire a Full Time CFO. Discussion ensued.

Discussion of increase to CPTSA Board Members annual stipend. Currently $1,500 per year. This will be put on next months agenda following Mr. Telsey researching other Authorities and how a pay increase is handled.

**Adjourn 7:45 PM** Motion Mr. Bomba, 2nd Mr. Basile

RECORDED VOTE: Aye: Mr. Brown, Mr. Newton, Mr. Bomba, Dr. Racite,

Mr. Basile

Nay: None

Abstain: None

MOTION CARRIED: 5-0-0